STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1443/2025
Our File Reference Number: Erf 16898, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA [redacted]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 16898, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the permanent departure application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to relax the street building line from **2m to 0m** (Starking Street) to accommodate the proposed garage on Erf 16898, Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw.

3. **The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:**

3.1 The approval only applies to the departure application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

3.2 The development and building plans be generally in accordance with the building plans as referenced on Drawing No. 1000/200, dated 30 July 2025 and drawn by JD Le Roux Draughting Services attached as **Annexure A.**

3.3 A roll-up door shall be installed for the proposed garage door.

3.4 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

4. **The reasons for the above decision are as follows:**

4.1 The proposed garage is compatible with the surrounding uses, and it shall have no impact on the surrounding area.

4.2 The proposed garage will have no impact on the streetscape as garages are seen as typical structures normally on the streetscape.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **TP** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.

10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
    (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
    (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
    (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
    (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

MANAGER: LAND USE MANAGEMENT

13-05-2026

DATE

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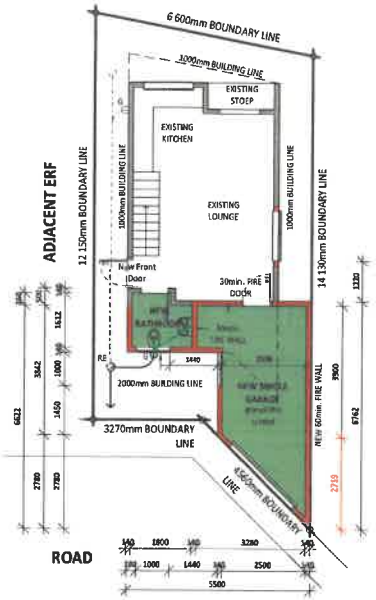
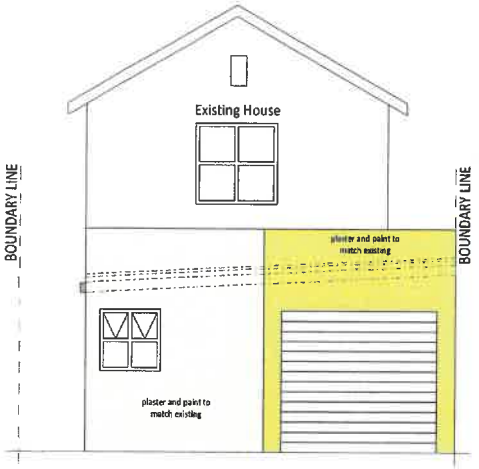
ANNEXURE A

SITE PLAN

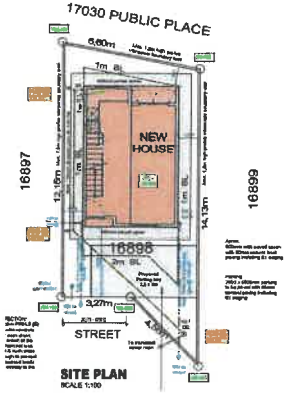
SITE AND ROOF PLAN
SCALE: 1 : 100



GROUND FLOOR PLAN
SCALE: 1 : 100

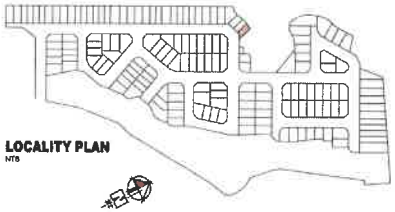


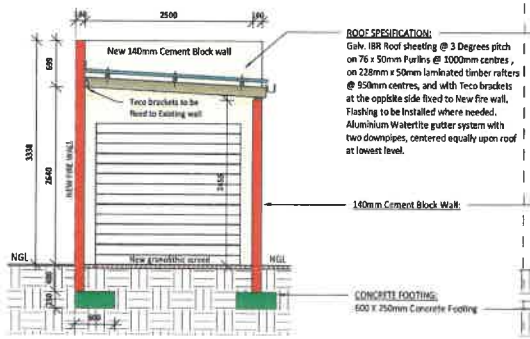
FRONT ELEVATION
SCALE: 1 : 50



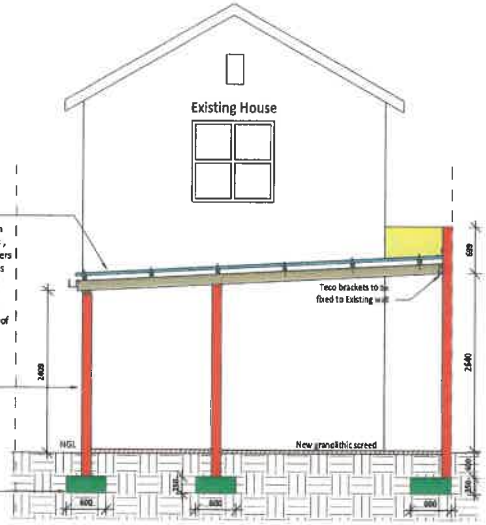
PREVIOUSLY APPROVED BUILDING PLAN:

- Proposed parking bay not sufficient





SECTION 1 - GARAGE
SCALE: 1 : 50



SECTION 2 - GARAGE and BATHROOM
SCALE: 1 : 50

ADDITIONS - AREA SCHEDULE	
DESCRIPTION	CURRENT RIGHTS
ERF AREA:	ERF 16898 , IDAS VALLEY
ZONING:	RESIDENTUAL (H4)
ERF AREA:	80.13 m²

EXISTING DWELLING:	55.8 m²
NEW GARAGE:	14.0 m²
NEW BATHROOM:	3.0 m²
NEW TOTAL:	72.8 m²
EXISTING COVERAGE AREA:	30.15 m²
NEW COVERAGE AREA:	17 m²
NEW COVERAGE:	47.15 m² / 58.84 %

ORIGINAL DOCUMENT DATE:
DOCUMENT VARIATIONS REGISTER:

NO	DATE	DESCRIPTION

PROJECT DESCRIPTION:
NEW GARAGE AND BATHROOM, ERF 16898, OAKTREE VILLAGE, IDAS VALLE STELLENBOSCH

DRAWING DESCRIPTION:
Additions to Existing House

[redacted]

DATE: 30 JULY 2025
DRAWN: JD LE ROUX
CHECKED: JDLR
SCALE: AS SHOWN
DRAWING No.: **1000 /200**
REVISION:
DRAWING STATUS: MUNICIPAL